

November 5, 2007

Barry Wood
Director, Assessment Division
Re: Benton County 2007 Ratio Study

Dear Mr. Wood:

This letter is supplemental to the Microsoft Excel spreadsheet containing the Benton County 2007 Ratio Study data. The excel file named Benton County 2007 Ratio Study contains a tab for each of the seven required classes of property to be analyzed as well as a summary tab with a synopsis of the required data. The excel file does not contain formulas used to make the calculations as another software package was used to perform the analysis.

Benton County is a small rural county with approximately 7,200 parcels. Of the total number of parcels approximately 42% are agricultural parcels. Only 6% of all parcels are classified as Commercial Improved/Vacant and or Industrial Improved/Vacant.

Sales Disclosures: There were a total of 524 valid sales for the time period 1-1-05 to 12-31-06. Further review of the valid sales determined 44 sales to be multi-parcel sales and 139 sales to be large agricultural improved parcels.

Industrial Improved and Vacant: Due to the minimal number of valid sales (8 industrial improved and 0 industrial vacant) all sales are combined in one ratio study and listed as County Wide.

Commercial Improved and Vacant: Due to the minimal number of valid sales (30 commercial improved and 3 commercial vacant) all sales are combined resulting in a ratio study for Center Township and the remainder of the combined sales listed as County Wide.

Appeals: Although there were minimal appeals filed in Benton County, an appeals spreadsheet has been developed to monitor the possibility of any problematic valuation areas. The few commercial appeals filed were resolved by analyzing income and expense data and applying the lesser of the 3 approaches to value.

MLS: The local MLS was reviewed as another source of possible sales data. Hopefully this letter of explanation will assist you in your review of the Benton County 2007 Ratio Study.

Respectfully submitted,
Phyl Olinger
Indiana Assessment Service
Cc: Kelly Rose, Benton County Assessor
Sharon Elliott, DLGF Field Representative